



City of Loma Linda Official Report

Karen Gaio Hansberger, Mayor
Floyd Petersen, Mayor pro tempore
Robert Christman, Councilmember
Stan Brauer, Councilmember
Robert Ziprick, Councilmember

COUNCIL AGENDA: March 8, 2005
TO: City Council
VIA: Dennis R. Halloway, City Manager
FROM: Pamela Byrnes-O'Camb, City Clerk
SUBJECT: Minutes of February 1, 8 and 22, 2005

RECOMMENDATION

It is recommended that the City Council approve the Minutes of February 1, 8, and 22, 2005.

City Council & Planning Commission Minutes

Adjourned Regular Meeting of February 1, 2005

An adjourned regular meeting of the City Council and Planning Commission was called to order by Mayor Hansberger at 6:01 p.m., Tuesday, February 1, 2005 in the Council Chamber, 25541 Barton Road, Loma Linda, California.

Councilmen Present:	Mayor Karen Gaio Hansberger Mayor pro tempore Petersen (Arrived 6:08 p.m.) Robert Christman (Arrived 6:05 p.m.) Stan Brauer Robert Ziprick
Councilman Absent:	None
Planning Commissioners Present:	Chairman Mary Lee Rosenbaum Vice-Chairman Neff Rene Sakala Charles Umeda Michael Christianson (Arrived 6:40 p.m.)
Planning Commissioners Absent:	None
Others Present:	City Manager Dennis Halloway City Attorney Richard E. Holdaway

No items were added or deleted, no public participation comments were offered, nor were any conflicts of interest noted.

Scheduled and Related Items

CC-2005-016 – Workshop/Public Hearing with the Planning Commission – General Plan Update Project Hillside Designation [Draft General Plan (October 2004) Land Use Element, Section 2.2.3]

Mayor Hansberger invited attendees to also utilize the Community Room for seating, noting that a monitor was positioned for viewing the Council meeting from the Community Room; during the public testimony portion of the public hearing, those wishing to speak were to come to the Council Chamber to offer comments. She explained that aisles and exits were to remain clear per the Fire Code; that Fire personnel were available to assist.

She then opened the joint public hearing of the City Council and Planning Commission, noting that tonight's meeting was a continuation of the January 11 workshop, at which Mr. Zirkle made his presentation. She then called upon Kathy Glendrange, representing the Loma Linda Conservation Society.

Mrs. Glendrange presented a PowerPoint of the City's Land Use Map and the Proposed Plan; the boundaries of the City's Sphere of Influence; the Hillside Conservation Area protected by the Hillside Initiative; pictures of the approximately 3,211 acres comprising the hills as well as wildlife in the hills. She reviewed Standard Land Development Practices allowing developers to purchase rural and agricultural land, up zoning of land, current and proposed zoning, hazardous zones, San Bernardino County General Plan as it related to areas within the City's Sphere of Influence, but outside the City Limits.

Concerns expressed related to: increased density, mass grading, reduction of designated open space, unlimited density when clustering houses, provisions of existing Annexation Agreements, slope steepness, density beyond the Urban Slope Line, topographic constraints, commercial uses within the South Hills area, ridgeline development, visual intrusiveness, city-wide land based financing to assist with fire protection services and capital improvements for new development in the South Hills, destruction of wildlife habitat.

Mrs. Glendrange was thanked for her presentation.

Commissioner Umeda commented that the Planning Commission, as part of its review of the Draft General Plan, deleted reference to view of the South Hills from Campus Plaza and modified the language to include viewpoints from along the Barton Road Corridor.

Lloyd Zola, General Plan Update Consultant in response to questions concerning density issues, stated that there was no text or recommendation relating to hillside development in the Draft General Plan under consideration by the City Council at this time. The issues raised by Mrs. Glendrange were in relation to portions of the General Plan and alternatives that the Planning Commission had reviewed and rejected.

Director of Community Development Woldruff commented that the joint workshop for the Planning Commission and City Council was for the purpose of reviewing the hillsides and determining land use. The scenarios presented by staff and the consultant were not accepted, in that some aspects of each scenario were acceptable, but none were accepted by all factions of the community. The intent of the workshop/public hearing was to try to arrive at

something that would be more consistent with community wants, what the Planning Commission and City Council would be comfortable with, and what would still allow enjoyment of the hills while allowing property owners to actually achieve what they should as owners.

Jonathan Zirkle, also representing the Loma Linda Conservation Society, stated that he reviewed Alternatives I and II; and in his opinion, one of the alternatives appeared to be the same as the General Plan Update with some modification; the other appeared to be a false alternative in that lower density was proposed but preservation of open space was lacking. He then asked that the Conservation Society's proposal be considered in that it encompassed ideas from both alternatives as well as sound management.

He then reviewed the core items requested in the petition recently circulated:

- 1) Preservation of as much open space as possible.
- 2) Limiting the number of homes to be built in the South Hills to 500.
- 3) Prohibiting road access to the hills, to San Timoteo and Reche Canyon.
- 4) Prohibiting anything causing worse traffic, higher water bills, or higher cost for City services.

He went on to say that those who signed the petition were also willing to sign that, "If the City Council did not protect our concerns, we are prepared to support a referendum and voter initiative."

He reviewed that on January 11, he covered geology, noting the hills were made up of soft soils largely devoid of rocks; therefore, they were easy to grade and provided good recreational uses. Earthquake faults, some of which had rupture zones; very steep and unstable areas with active slides; animal life, coastal sage and grassland, wildflowers, cacti; were also present. The area was used by walkers, joggers, bikers, and horseback riders.

Mr. Zirkle then presented the Loma Linda Conservation Society's proposal, drafted by private citizens who served on the Finance, Parks & Recreation, Historical and Trails Committees, as well proponents of the first Hillside Initiative, noting that the proposal was first presented on September 1, 2004; it was modified and reviewed by Wayne Brechtel of the lawfirm of Warden and Williams, and who was adept at handling environmental matters.

The intent of the proposal was to preserve open space, limit development to 500 homes or less, prohibited major roads, extra taxes or higher fees for citizens. The proposal provided for one house per 10 acres and retained one house per 5 acres in the Sphere of Influence per the County Zoning Map; preserved open space; allowed clustering with limited number of houses; prohibited development on City-owned land; allowed public recreational access to all open space; required clustering to be out of site from the City; prohibited major roads in the hills and roads that would connect the current City to Reche Canyon Road or San Timoteo Canyon Road; provided for clustering having roads connected directly to Reche Canyon Road or San Timoteo Canyon Road and not directly into the City; prohibited mass grading; allowed focused grading for roads, a housing pad with 100-foot right-of-way around the house; prohibited commercial uses in the hills and increase in cost to existing residents to provide water to the hills. It also provided opportunity for the City to recoup cost for City-owned land by selling development rights for clustering elsewhere; however, it was preferred that the City-owned land remain open space. The proposal also included voter security by prohibiting General Plan Amendments as well as sewer and water service to non-conforming developments within the Sphere of Influence.

Mr. Zirkle stated that the Riverside County Multi-Species Habitat Conservation Plan, severely limited development, and preserved open space and habitat.

He summarized that the proposal provided for only two clusters of development, one near Pilgrim Road which would connect to San Timoteo Canyon and the other near Prado Lane which would connect to Prado Lane and Scotch Lane near Reche Canyon; some scattered 5- and 10-acre developments; preservation of the majority of open space and trail system; minimal traffic increases in the City; minimal tax or fee increases; hillside preservation.

He then commented that the flyers mailed by Mission Development did not depict a comprehensive plan.

Glenn Elssmann of Mission Development, presented a concept plan for the South Hills, including City-owned land, as was requested by the City Council via an agreement between Mr. Elssmann and the City.

Mr. Elssmann began his presentation with a brief history of development in the past 100 years, including the medical and learning institutions. He noted that the South Hills area represented approximately one-half of the area of the community. He elaborated that nearly 70 percent of the hill area was held in private ownership, and that in preparing the conceptual plan, he invited the community to share ideas, hopes, and dreams for the hills, including members of the Loma Linda Conservation Society, who met with him over the past six months.

He went on to say that he attempted to work with the major property owners, including the City, to arrive at a concept that would serve a larger community and respond to concerns and visions. Many who worked in the medical and emergency services fields commented that they would like to live in the City in order to respond to and serve the community at large. He noted there was a significant number of residents who started their career in Loma Linda and lived in the community, but wanted a larger home in a different setting, and because there were limited opportunities, moved elsewhere.

He then presented a video of a helicopter flyover of the hills, showing the ridges, the Riverside County Line, Scott Canyon, the easterly and westerly boundaries of the City, areas of preservation proposed to be dedicated in perpetuity, Pilgrim Road area, geology, wildlife, plant life, slopes, flat areas, Hulda Crooks Park area, hiking areas, and trespass areas for recreational purposes.

Mr. Elssmann stated that his company acquired land that the community valued for the purpose of donating it to the community in perpetuity, which was one of the key components of the concept plan. He noted that many of the prime parks in the United States were deed restricted for recreational purposes, and indicated that the concept plan provided 2,000 acres for permanent open space, much of which would be natural, undisturbed open space. The acreage could be increased and the City owned property was not included in the concept plan.

He explained that one of the key components of the General Plan was a vision of what could occur in the South Hills, which comprised approximately 50 percent of the land area of the community; his goal in presenting the concept was to preserve the vast majority of the hillside area, noting that 70 percent of the land holdings of Deer Park that exceeded 850 acres was proposed to be dedicated as permanent open space.

He then unveiled a model of the hills, representing an area four miles wide and two miles long, and conceptual land use plan depicting common goals and objectives of the community; illustrating an 18-hole golf course community nestled behind Whittier Avenue, a clubhouse, upscale houses with spectacular views, special street designs, open space of approximately 230 acres between the golf course and natural open space with the power line corridor traversing the area.

He elaborated that the model was true to scale and showed all of the primary ridgelines, which were proposed to remain undisturbed, and an area where approximately 400 homes could be clustered. He proposed no road connections along Beaumont Avenue, but two points of access between Bryn Mawr Avenue and Whittier Avenue and between Whittier Avenue and Welsley Avenue, with a secondary access to the east. The land within the concept area was approximately 80 percent of the hill area; the areas excluded were near Scotch Lane, along Beaumont Avenue and Pilgrim Road. The concept plan involved the owners of the Cresta Linda Property, the City owned land, Deer Park land, and the Ramirez Family land. He noted that the Scott Canyon area was left untouched. The overall concept plan showed about 2,000 acres of open space, the golf course community, vista points, access points, and trails, including equestrian trails. Rooftops would not be seen from the community in that primary ridges would be untouched.

Mr. Elssmann then addressed the enhancement and expansion of Hulda Crooks Park, noting that there were currently no tennis courts or community recreation building. The concept plan provided for a special entry area, tennis and basketball courts, a trailhead to Scott Canyon, an historic citrus park, a pedestrian bridge to allow better access and enjoyment of the park, a water feature, an expanded dog park and parking.

Mr. Elssmann concluded by stating that his organization worked with members of the Loma Linda Conservation Society as well as City Committees and residents in order to provide a concept to preserve the hills while providing for the goals, objectives, and enjoyment of the community as well as opportunities for the land owners.

Mayor Hansberger clarified that the City Council was not discussing any housing tracts; the items presented were concepts to explore opportunities.

The City Council and Planning Commission recessed at 8:05 p.m. and reconvened at 8:20 p.m. with all members present.

Mr. Elssmann introduced geologist Gary Rasmussen, an engineering geologist certified in the State of California, whose business was located in San Bernardino for approximately 40 years. Mr. Rasmussen commended Mr. Elssmann for engaging a geologist to review the concept at an early date, particularly for hillside areas, noting that items brought up by prior presenters relating to earthquake faults, landslides, and liquefaction were addressed in a preliminary report. The findings were typical of hillside development that could be adequately dealt with if viewed at an early stage with proper planning taking the issues into account. The concept plan considered his recommendations in that houses were not placed in landslide areas. He stated that the only soft soil in the South Hills capped the bedrock and was called the San Timoteo Badlands because of the San Timoteo formation, which was a sandstone conglomerate, which from an earthquake standpoint, was safer than the area of City Hall.

Mr. Rasmussen explained that there are flooding issues as in any hillside area, but they can be addressed, and were not any greater than elsewhere, and were not nearly as great as the area of the San Bernardino Mountains because flooding was directly related to the size of the watershed. He elaborated that the watershed in the South Hills, compared to most places, was relatively small as was the elevation change. Water was plentiful in the basin and water in the hills could be utilized with individual wells for landscaping to enhance the water supply from the City or other sources, especially along the San Jacinto Fault. The concept presented was good from a geologic standpoint in that it did not involve massive grading.

Mr. Rasmussen responded to questions, stating that the steeper slopes were more stable from a landslide standpoint, but were of concern, and individual studies would be needed based upon development plans. The elevation and composition of slopes was of utmost importance, and building should not occur in debris flow areas. Slopes could be designed for development, the cost of which would be borne by the developer as part of the grading.

Those speaking were: Craig Engevik, 337 Edgemont Drive, Redlands; Paul Jacobson, 11536 Nelson Street; Doug Goodman of Goodman & Associates and a member of the consulting team for the concept plan for the South Hills; Jonathan Batt, 1321 La Arriba Drive, Redlands; Darrell Cyphers, 11350 San Juan Drive; Jay Gallant, 26284 Cresthaven Court; Karen Odle, 11873 Knightsbridge Place; Kathy & Richard Peverini, 25795 Hinckley; David & Dianna Mendoza, 26046 Brentwood Avenue; Rodney & Betsy Jabola, 26436 Antonio Circle; Tim & Kathy Watson, 26276 Cresthaven Court; Wendy Walters, 10825 Loro Verde; Michele Jandere, 12687 Vista Drive; Jerald Alido, 11283 Vollmer Drive; Martin Manrique, 11379 Campus Street; Christina Walters, 10825 Loro Verde; Miochael Woodward, 25248 Taylor Street; Jim Shipp, 11553 Cedar Way; Daryl Proctor, 11159 Yardley Place; Georgia Hodgkin, 24360 Lawton Avenue; Vickie Stead, 11241 Bellaire Street; A. Haindle, Court Street; Omar Gomez, 10721 Mead Way; Chris Taylor of Empire Homes, 20 Corporate Park, Irvine; Jim Baden, 24530 Redlands Boulevard; Wojtek Gawecki, 26400 Margarita Lane; Juan Carlos & Stacy Belliard, 11422 Iris Avenue; Desiree Valdez, 11879 Westminster Court; Barry O'Connor, 27002 Pilgrim Road; Leland Lubinsky, Redlands Boulevard; Wayne Isaeff, 24988 Lawton Avenue; Jennifer Engevik, 1165 Quail Ridge, Irvine; Marsha Nagel, 11442 Orange Grove Street.

(Note: The above includes those who submitted speaker slips, but did not speak. Mayor Hansberger read the comments into the record).

A summary of comments is as follows:

- 1) Beautiful Hill refers to the hill where the sanitarium used to be, not the South Hills.
- 2) The Engevik family has owned property in the South Hills in excess of 30 years and has supported the community by being involved in community affairs, assisting the church ministers, school principals, and providing safe places for families to dwell.
- 3) The area of the South Hills could provide upscale housing.
- 4) Some have chosen to live elsewhere because of the lack of upscale housing.
- 5) The concept provided more than enough acreage for recreation.
- 6) Upscale housing is needed to keep professionals in town.
- 7) The South Hills area is an opportunity for prudent development so professionals can live in the community and serve their patients without having a long commute.
- 8) The majority of the community did not sign the petition and are not members of the Loma Linda Conservation Society.
- 9) From the outset, developing a concept for the South Hills, had as its goal to try to achieve the objectives and interests represented by the community instead of maximizing the yield or return on a given piece of property.
- 10) The Ramirez Family, who owns about 430 acres in the South Hills, supported the concept presented.
- 11) Opportunity exists to seize the vision of what could be instead of fearing what won't be.
- 12) Loma Linda is to be applauded for preserving their open space and trails.
- 13) Pesticide pollution from golf course maintenance could be a concern.
- 14) Philosophically politics is deciding what to do with limited resources for virtually unlimited needs.
- 15) Values brought to the decision-making process determine choices.
- 16) There appears to be a bias toward development.
- 17) Open space should be valued for its own sake.
- 18) One vision creates short-term amenities such as a larger park and golf course and another creates a long-term amenity, open space.
- 19) Development occurs for financial gain.
- 20) Traffic is a concern as are services, taxes and excessive growth.
- 21) Density should not exceed 1 unit per ½ acre.
- 22) Some opposed the concept plan.
- 23) Infrastructure, tendency for slides, demolition of orange groves, environmental impact, traffic, and zoning in the hills were of concern.
- 24) Congestion already existed in the Reche Canyon and Scotch Lane area.
- 25) Mass grading was unacceptable.
- 26) Flyers contradicted each other and are vague.
- 27) The City Council and Planning Commission should be conservative in order to keep the hills in a safe or sound state.
- 28) The hills are safe because people are not living in hazardous areas.
- 29) 500 homes in the hills are too many.
- 30) More traffic also leads to health concerns.
- 31) Will a bank, shopping center, school be built?
- 32) The issues are rational and appropriate.
- 33) Developers represent people who want to live in a certain area.
- 34) Fear about details of development is blown out of proportion.
- 35) Many things have to come together to make a community happen or to create a development.
- 36) The proposed concept is an opportunity for vision.

- 37) Development is controlled by regulatory processes, such as the Regional Water Quality Control Board, Fish and Game Department, the Army Corps of Engineers, Air Quality Management District, State Office of Geology, and others.
- 38) This workshop concerned the General Plan, not a specific development.
- 39) The concept introduced was a high quality concept that could be considered for inclusion in the General Plan.
- 40) Responsible development would ensure future enjoyment for the community.
- 41) There is a balance between development and safe recreational opportunities.
- 42) The City was to be commended for obtaining citizen input.
- 43) Equestrians use the South Hills trails extensively.
- 44) Adequate housing can be provided below the hills.
- 45) Amenities will be a tradeoff for houses.
- 46) Property in the South Hills has been privately owned for a number of years.
- 47) Land for national parks is purchased by private parties and donated to the government.
- 48) If the entire South Hills area was to be preserved, the land should be purchased for that purpose.

An issue arose concerning the Fire Marshal requesting attendees to leave after filling out speaker slips. Mayor Hansberger stated that an announcement was made at the start of the meeting that the Community Room was available and that all who wished to speak would be heard. Fire Marshal Crawford stated that speaker slips were provided and an explanation was offered that the Council Chamber was overcrowded as was the Community Room; that they were welcome to submit slips and speak; or they could submit slips with comments to be read into the record and they could watch the meeting in the comfort of their home.

No other public testimony was offered and the public hearing was closed.

The City Council thanked those who attended and offered testimony. Discussion ensued among Council Members and Planning Commissioners. The following comments were offered:

- 1) Development of the homes of those offering testimony this evening brought many of the same comments that were offered this evening.
- 2) In reality more pesticides were probably used on the orange groves than would be used on golf courses.
- 3) Wells have been abandoned because of nitrates put on the orange groves.
- 4) Council Members supported the Hillside Initiative.
- 5) Council Members authorized the purchase of 840 acres in the South Hills years ago.
- 6) The South Hills have been an issue that both the City Council and Planning Commission worked on for several years.
- 7) The General Plan process is a deliberative process.
- 8) The concept presented by Mr. Elssmann was not a submitted plan, but a vision for opportunity to address issues related to the South Hills as part of the General Plan process.
- 9) Property owners should be compensated for use of their land.
- 10) Conservation means preserving natural habitat and wildlife; however, some types of recreation actually destroys habitat.
- 11) Passive recreation normally does not damage.
- 12) Current recreational users of the South Hills trespass on private property.
- 13) Approximately 20 percent of the community uses the hills; however, the entire community should enjoy the hills.
- 14) Property owners, developers, and residents provided comments.
- 15) Clustering saves large areas of space for open space and public use; large lots require more infrastructure and use of what could be open space.
- 16) Community professionals should be able to purchase high-end homes in the South Hills.
- 17) There is a way for everyone to get something: open space, development, habitat, and recreational opportunities.

The meeting adjourned at 10:16 p.m.

Approved at the meeting of

City Clerk

City of Loma Linda

City Council Minutes

Regular Meeting of February 8, 2005

A regular meeting of the City Council was called to order by Mayor Hansberger at 7:00 p.m., Tuesday, February 8, 2005 in the Council Chamber, 25541 Barton Road, Loma Linda, California.

Councilmen Present:

Mayor Karen Gaio Hansberger
Mayor pro tempore Petersen
Robert Christman
Stan Brauer
Robert Ziprick

Councilman Absent:

None

Others Present:

City Manager Dennis Halloway
City Attorney Richard E. Holdaway

Councilman Ziprick led the invocation and Pledge of Allegiance. No items were added or deleted, nor were any conflicts of interest noted.

Oral Reports/Public Participation

Jay Gallant, 26284 Cresthaven Court, spoke pertaining to the General Plan relating to fairness to landholders.

Scheduled and Related Items

CC-2005-017 – Presentation by Michelle Parker and Kim Patrick representing SAFE KIDS Coalition of the Inland Empire regarding the San Bernardino Traffic Safety Taskforce

Ms. Parker and Ms. Patrick addressed the City Council relating the SAFE KIDS Coalition and their involvement with the Safety Taskforce throughout San Bernardino County with regard to child passenger safety, noting that car accidents were the leading cause of child injury. They also announced an event to be held at the Fontana Speedway on February 12 to educate parents on the correct child seat and correct installation of the child seat in a vehicle, noting that state law now mandates that children under six years of age or 60 pounds are to travel in the back seat. They then thanked the City Council for the opportunity to address such an important issue as child passenger safety.

CC-2005-018 – Proclamation – A Day For Hearts: Congenital Heart Defect Awareness Day, February 14, 2005

Lynn Pappas, MS, Executive Director, Cardiac Service Line for LLUMC introduced Dr. Leonard Bailey, MD, Chief of Surgery; Matt Gross, MD, Medical Director, Pediatric Cardiac Unit; Nahidh Hasaniya, MD, Cardiothoracic Surgeon; Anees Razzouk, MD, Chief, Cardiothoracic Surgery; Ann Totaro, RN, Nurse Manager, Pediatric Cardiac ICU; and Irene Hoch, RN, Pediatric Surgery Coordinator. Mayor Hansberger read the proclamation and presented it to the medical team. The Janez family was introduced, whose son Tanner was born with a heart defect, underwent surgery at LLUMC, and was now a happy, healthy, and growing boy.

CC-2005-019 – Proclamation – 100th Anniversary of Loma Linda University

Mayor Hansberger read the proclamation and presented it to Gus Cheatham, Vice President of Public Affairs, Loma Linda University, who thanked the City Council and expressed appreciation for the relationship between the University and the City. He elaborated that there were 17,000 students, faculty and staff who were proud to be part of Loma Linda in celebrating the University's 100th anniversary.

CC-2005-020

CRA-2005-009- - Joint meeting of the City Council and Redevelopment Agency to receive response to written and oral comments relating to an Amendment to the Redevelopment Plan to expand the Agency's eminent domain authority to residential uses (TO BE CONTINUED TO MARCH 22)

The Redevelopment Agency was reconvened at 7:22 p.m. with all members present. Mayor Hansberger chaired the item, stating that the public hearing had been previously closed and that the item was to be continued. Rebecca Ludwig, 11171 Oakwood Drive, read a letter to the City Council relating to eminent domain.

Motion by Ziprick, seconded by Petersen and unanimously carried to continue the item to March 22.

The Agency Board recessed to allow completion of the City Council agenda.

CC-2005-021 – Workshop/Public Hearing – General Plan Update Project – Land Use Element (Excluding the Hillside Designation) (2.0) and Community design Element (3.0) (TO BE CONTINUED TO FEBRUARY 22)

The public hearing was opened and Mayor Hansberger stated that the item was to be continued and invited those who could not attend the meeting on February 22 to offer comments. No testimony was offered.

Motion by Christman, seconded by Petersen and unanimously carried to continue the workshop/public hearing to February 22.

CC-2005-022 – Consent Calendar

Motion by Petersen, seconded by Christman and unanimously carried to approve the following items:

The Demands Register dated February 8, 2005 with commercial demands totaling \$738,832.17.

The Demands Register dated January 31, 2005 with commercial demands totaling \$43,414.49 and payroll demands totaling \$186,991.85.

Surfacing of the parking area at the City Corporation Yard as complete and authorized recordation of a Notice of Completion, Avila Construction, contractor.

New Business

CC-2005-023

CRA-2005-010 – Joint meeting of the City Council and Redevelopment Agency relating to Mid-Year Budget Review

- a. Award payroll service contract
- b. Council Bill #R-2005-10 – Approving a loan of \$530,000 from the Water Operations Fund to the Loma Linda Connected Communities Program
- c. Approve budget revenue appropriations and revised expenditures

The Redevelopment Agency Board reconvened at 7:27 p.m. with all members present. Director of Finance/Treasurer DeAnda presented the report, summarizing as follows:

- 1) The General Fund began with an available cash balance of \$138,353, primarily due to building activity revenue.
- 2) Revenue was expected to increase by \$381,500 due to increased development activity.
- 3) Sales tax revenue was projected to decrease by \$148,000.
- 4) An additional \$215,700 was requested for the following: Administration \$41,000; Finance for banking charges associated with on-line payment and deployment of direct debit payment option for utility customers, and payroll services; General Government, \$10,300 as a transfer to the Landscape Maintenance District to cover projected negative cash flows; Facilities Maintenance, \$11,000 to repair the northern Civic Center fountain; Community Development, \$115,000 for contractual services related to increased building activity, legal services associated with increased building activity and attendance of the City Attorney at the Planning Commission meetings; Public Works, \$45,000 to repair the Campus Street traffic controller as well general street name signs and park maintenance.
- 5) The General Fund was projected to have an increase in the available cash balance for fiscal year 2004-05 of \$304,153.
- 6) The beginning available cash balance for the City as a whole, including the General Fund, Enterprise Funds, Special Revenue Funds, and Grant funded activities was \$720,731 higher than originally projected.
- 7) Revenues were proposed to be reduced by \$592,126, which was a combination of a decrease in projected grant funding and an increase in development fees.
- 8) Expenditures were being reduced by \$1,885,600 due to delays in grant funded projects, primarily the widening of the Mt. View Avenue Overcrossing in that the project was not expected to commence during fiscal year 2004-2005 as earlier anticipated.
- 9) The ending cash balance for fiscal year 2004-05 was projected to increase by \$2,014,205.

- 10) The Redevelopment Agency started with a lower than projected cash balance of \$281,584 because of increased expenditures relating to affordable housing, even though tax increment increased.
- 11) Revenues were expected to decrease by \$264,500 due to the reduction of projected in-lieu housing fees.
- 12) Expenditures were expected to increase by \$9,400 due to the State take-away known as ERAF.
- 13) The ending available cash balance for fiscal year 2004-05 was projected to increase by \$7,684.

Motion by Christman, seconded by Petersen and unanimously carried to award the payroll service contract to ADP and that \$4,661 be appropriated to the current budgeted amount for payroll services for fiscal year 2004-2005.

Motion by Christman, seconded by Petersen and unanimously carried to adopt Council Bill #R-2005-10.

Resolution No. 2374

A Resolution of the City Council of the City of Loma Linda, California approving a loan from the Water Operations Fund to the Loma Linda Connected Communities Program in the amount of \$530,000

Motion by Christman, seconded by Petersen and unanimously carried to approve the budget revenue appropriations and revised expenditures as presented.

The Agency Board recessed to allow completion of the City Council Agenda.

Reports of Councilmen

Councilman Ziprick asked Staff to explore options regarding potential purchase of land in the South Hills, taking into consideration particular parcels as well as property tax revenue.

Mayor Hansberger suggested that a fact sheet relating to the South Hills be drafted for public information purposes. She also asked that consideration be given to locating a manned Sheriff's Department Substation with regular hours in the Civic Center.

Mayor pro tempore Petersen commented on the recent increased public attendance and the attempt by the City to accommodate the vast number of people attending, noting that the City Council meetings were broadcast live. To meet elsewhere would hinder, if not exclude, the broadcast to the community and those who watched from their homes. He thanked those attending for their patience.

The meeting adjourned at 7:48 p.m.

Approved at the meeting of

City Clerk

City Council Minutes

Regular Meeting of February 22, 2005

A regular meeting of the City Council was called to order by Mayor Hansberger at 7:00 p.m., Tuesday, February 22, 2005 in the Council Chamber, 25541 Barton Road, Loma Linda, California.

Councilmen Present:	Mayor Karen Gaio Hansberger Mayor pro tempore Petersen Robert Christman (Arrived 7:07 p.m.) Robert Ziprick
Councilman Absent:	Stan Brauer
Others Present:	City Manager Dennis Halloway City Attorney Richard E. Holdaway

Mayor Hansberger led the invocation and Pledge of Allegiance. No items were added or deleted, nor were any conflicts of interest noted.

Oral Reports/Public Participation

Mayor Hansberger announced that former City Attorney Eugene Demchuk passed away; the memorial service was scheduled for Sunday, February 27, 2005 at 2:00 p.m. at the North Hills Church, Claremont. She extended condolences to his wife and children and asked that the meeting be adjourned in his memory.

Fred Ramos, 26445 First Street, Bryn Mawr announced that the third Wednesday of each month, food was distributed at the Romanian Church.

Michael Christianson, 25241 Cottage Street, commented on the San Timoteo Creek Channelization project and the resulting protection it provided during the recent storms.

Scheduled Items

CC-2005-024 – Public Hearing – Community Development Block Grant (CDBG) Project prioritization for Fiscal Year 2005-2006 Funding Cycle of \$157,000, including up to \$23,550 for approved public service projects

The public hearing was opened and Mayor Hansberger noted that Ardess Lilly Jr. of Inland Empire Conservation Corps, Inc. could not attend due to a family situation, but submitted a request. Those offering testimony were: Nancy Belk, Christian Counseling Services; Leanne Driberg, Inland Temporary Homes; Kim Lowenberg, San Bernardino Sexual Assault Services, Inc.; representative of The Lord's Holiness Resource; Winfred Harris, Operation Troupe; Ann McMahon, YMCA of the East Valley; Stan Sewell, San Bernardino County Library Loma Linda Branch; Cheryl Heesen, Family Service Association of Redlands, Inc.; Joseph Rodriguez, Gang Reduction Intervention Team (GRIT); Nicole Laffey, Redlands-Yucaipa Guidance Clinic Association; Dannette Day, Day Education and Learning Center; and Pat Watson, Community Investment Corporation.

Extensive discussion ensued.

Motion by Petersen, seconded by Ziprick and carried to allocate \$5,000 to the San Bernardino County Library Loma Linda Branch; \$2,275 to Gang Reduction Intervention Team (GRIT); \$2,275 to Family Service Association of Redlands, Inc., \$14,000 to Inland Temporary Homes; and \$133,450 to the Lind Street Improvement Project. Brauer absent.

CC-2005-025 – Consent Calendar

Motion by Petersen, seconded by Christman and carried (Brauer absent) to approve the following:

The Demands Register dated February 22, 2005 with commercial demands totaling \$487,434.28 and payroll demands totaling \$185,418.89.

The Minutes of January 11 and 25 as presented.

The January 2005 Treasurer's Report for filing.

The January 2005 Public Safety Department Stats Report for filing.
Council Bill #R-2005-11.

Resolution No. 2375

A Resolution of the City Council of the City of Loma Linda, County of San Bernardino, California, initiating proceedings for the annexation of territory to the Loma Linda Landscape Maintenance District No. 1, as Annexation No. 67, Tract No. 15422, determining that these proceedings shall be taken pursuant to the Landscaping and Lighting Act of 1972 and the Right to Vote on Taxes Act, preliminarily approving the Engineer's Report, and declaring the City's intention to order the annexation, and offering a time and place for hearing objections thereto

Certain computer equipment as surplus and authorized its disposal.

Scheduled and Related Items

CC-2005-026 – Workshop/Public Hearing – General Plan Update Project – Conservation and Open Space Element (9.0) and Public Health and Safety Element (10.)

The public hearing was opened. Director of Community Development Woldruff stated that the General Plan was continued in order to modify the schedule because the Land Use Element affected many of the elements of the General Plan that had not been reviewed by the City Council. It was staff's desire to submit the Land Use component, including the hillside designation at a later date. She explained that the hillside designation was returned to the Planning Commission for public hearing because it was not formally forwarded to the City Council. In order to progress, elements would be submitted that could be modified in a minor manner, upon review and acceptance of the hillside designation. Therefore, the Public Health and Safety Element as well as the Conservation and Open Space Element were submitted for review this evening.

Beginning with the Public Health and Safety Element, Lloyd Zola of LSA and consultant to the City for the General Plan Update, stated that the Public Health and Safety Element addressed the issues relating to an acceptable level of risk for the community pertaining to geotechnical hazards, flooding, slope failure, fire, hazardous materials, and emergency preparedness. The element, with modifications if any, would then be re-submitted to the City Council with the remaining elements for adoption as the General Plan.

Mr. Zola noted that geologic hazards, setbacks and development requirements for areas along the fault line relating to setbacks as well as other requirements were addressed. Areas within the Alquist Priolo Fault Zone would require that any developments proposed in that zone conduct trenching to locate the fault in order to establish setbacks. The Draft Public Health and Safety Element contained a requirement that any engineered slopes in the community be designed to resist seismically induced failure, so that the slopes would remain stable during an earthquake.

The community had been successful in controlling flooding. Slope failure was a result of flooding; therefore Policy 10.3.32(a) was added to establish a three-to-one slope as the basic standard for slope stability, unless there was geologic proof that a steeper slope would not pose a risk to the subject property.

Fire hazard was also addressed in this section, although more comprehensive coverage of the issue would be included in the Land Use Element. The typical community had little jurisdiction in addressing hazardous materials and waste in that it was the task of state and federal governments. Of particular importance was coordination between hazardous materials users and generators, such as medical facilities, and the Fire Department so that when an emergency occurred, the Department knew what materials were in use, stored, method of storage, and how they would react in a fire, which directly related to emergency preparedness, which would also be addressed in the implementation portion of the General Plan.

Jay Gallant, 26284 Cresthaven Court, stated that during the budget review process last year, the Budget Committee had an opportunity to examine the trending for call usage of the Fire Department on a per capita basis, and asked if call usage could be reviewed again in light of the increased population. Director of Public Safety Norris commented that increased population might impact response times due to more traffic; however, further review would be required. He also stated that other concerns also impacted the Department, such as illegal immigration laws, terrorist issues, SARS, diseases of various types and levels, including the use of paramedics and ambulance services by more citizens as their primary care provider.

Director of Community Development Woldruff commented that many of the issues were addressed in the Implementation portion of the General Plan, which would be submitted in the near future. Mr. Zola stated that Mr. Gallant's concerns were addressed in the Implementation portion of the General Plan. Also, the City Council is required to conduct an annual review of the General Plan to address growth and implementation policies.

Those speaking were: Jonathan Zirkle, 24247 Barton Road; Wayne Isaeff, 24988 Lawton Avenue; and Glenn Elssmann, 25814 Business Center Drive.

Comments offered concerned traffic, mass grading, earthquake faults, emergency services response times, and cost of hillside development to the community.

Director of Public Safety Norris responded to questions concerning mutual aid, noting that the Cities of Loma Linda, Colton, Redlands, Rialto, and the County of San Bernardino comprise the Confire Group and have committed resources to each other, so resources (equipment and personnel) are shared at no cost to the participating agencies. Response times have been less than the five-minute standard.

Lt. Guerra of the San Bernardino County Sheriff's Department also responded to questions, stating that the Sheriff's Department provided law enforcement services to 14 contract cities; cost for service is lower than the cost for cities having their own police departments. He elaborated that when an incident occurs within a contract city that requires additional services, those services are provided at no additional cost. Responses to emergency conditions have been within the three-minute standard of the Department.

No other public testimony was offered and the public hearing relating to the Public Health and Safety Element was closed.

Mayor Hansberger asked if there was any opposition to the Public Health and Safety Element. None was noted, the result being there was consensus so that the Public Health and Safety Element be included in the Draft General Plan for adoption at a later date.

The City Council recessed at 9:05 p.m. and reconvened at 9:25 p.m. with all members present except Mayor Hansberger and Councilman Brauer.

Mayor pro tempore Petersen chaired the remainder of the meeting, and opened the public hearing relating to the Conservation and Open Space Element of the General Plan. He commented that the recommendations from the Trails Development Committee regarding potential trails, trailheads, and open space in the South Hills impacted the Conservation and Open Space Element.

Mr. Zola responded that the Conservation and Open Space Element was drafted prior to completion of the Committee's recommendations; therefore the Committee's recommendations should be considered first and then the applicable portions applied to the Conservation and Open Space Element.

City Attorney Holdaway stated that both items were agendized, so they could be discussed concurrently. The recommendation of the Trails Committee was not agendized for action, however, the recommendations could be considered when discussing the Conservation and Open Space Element of the General Plan.

Director of Community Development Woldruff commented that direction was sought relating to the Committee's recommendation so that a Trails Master Plan for the South Hills could be developed. Policies in the General Plan could be adjusted to accommodate the recommendations or deferred for consideration at a later date.

Mayor pro tempore Petersen indicated that a map was developed by the Trails Committee, but was a working document and was not disseminated to the public. However, a Trails Committee member provided it to The Sun for publication; thus the map became a public document. It was his opinion that a public document was to be available to everyone on an equal basis.

Discussion ensued.

Motion by Christman, seconded by Ziprick and carried to continue the public hearing on the Conservation and Open Space Element as well as the recommendation from the Trails Development Committee to March 8. Hansberger and Brauer absent.

There were no reports from Councilmen or Officers.

The meeting adjourned at 9:42 p.m. in honor and memory of the late Eugene Demchuk, former City Attorney.

Approved at the meeting of

City Clerk